



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-80000020

Received: 2/23/24

Paid: 2/23/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME:	PINE CREST PARCEL SPLIT		
PARCEL ID #(S):	13-20-30-501-0000-3580 / 3570 / 2460		
TOTAL ACREAGE:	3+	BCC DISTRICT:	
ZONING:	A1 LDZ Future Use	FUTURE LAND USE:	LDR

APPLICANT

NAME:	GREGORY NOONE	COMPANY:	
ADDRESS:	2774 WILLOW BAY Terrace		
CITY:	Casselberry	STATE:	FL ZIP: 32707
PHONE:	407-970-6545	EMAIL:	gregnoone2774@gmail.com

CONSULTANT

NAME:	N/A	COMPANY:	
ADDRESS:			
CITY:		STATE:	ZIP:
PHONE:		EMAIL:	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input checked="" type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>Rezone 3+ acres to 8 lots keeping country-like atmosphere</u>				

STAFF USE ONLY

COMMENTS DUE: 3/8	COM DOC DUE: 3/14	DRC MEETING: 3/20
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: LDR	LOCATION:
W/S: Sanford	BCC: 2: Zembower	on the west side of S Sanford Ave, south of Lake Mary Blvd



Parcels: 13-20-30-501-0000-3580 to be split into LOTS 1, 2, 3, 4 and re-zoned R1AA with no less than 90' lot width as allowed under LDR zoning.

Parcels: 13-20-30-501-0000-3570 to be split into LOTS 5 & 6 and rezoned R1AA with no less than 90' lot width as allowed under LDR zoning.

Parcels: 13-20-30-501-0000-2460 to be split into LOTS 7 & 8 and rezoned R1AA with no less than 90' lot width as allowed under LDR zoning.

ATTACHMENT A

PROPOSED PARCEL SPLITS



Surrounding properties on S Sanford Ave. on 100X127 lots (0.29 acres):

- A. 4004 S Sanford Ave Sanford FI 32773
- B. 4020 S Sanford Ave Sanford FI 32773
- C. 4040 S Sanford Ave Sanford FI 32773
- D. 340 Tunncliffe Dr Sanford FI 32773

Seminole County Planning & Development Division
1101 East First St.
Sanford, FL 32771

February 22, 2024

Dear Sir/Madam,

I am seeking information on what I may be able to do with approximately 3 acres of land in Seminole County that is identified by the following parcel IDs:

13-20-30-501-0000-3580

13-20-30-501-0000-3570

13-20-30-501-0000-2460

These parcels were platted in 1926 or thereabouts and are located off of S Sanford Ave. and Tunnicliffe Drive. To the immediate north are 4 parcels that comprise 0.29 acres each. I am asking for similar zoning as detailed in the accompanying drawings.

I am also seeking to keep the existing country-like appeal for the property and would like to keep the gravel road access as-is. The vision is to keep as much nature surrounding the larger inside parcels. I have included pictures of the area for quick reference. One picture shows a home built in 2023 and its beautiful, natural surroundings.

Kindly advise me on whether the proposed parcel splits on Attachment A will be acceptable to the county. I would also like to seek your advice on what, if any, other rezoning may meet the highest and best use of the property.

Thank you for your time and consideration.

Regards,

Greg Noone

Cell 407-970-6545

Tunncliffe entrance from S Sanford:



Foliage at Tunnickliffe Drive:



340 Tunncliffe Dr. surroundings:



Property Record Card



Parcel 13-20-30-501-0000-3580

Property Address S SANFORD AVE SANFORD, FL 32773

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

	Parcel	13-20-30-501-0000-3580	2024 Working Values		2023 Certified Values	
			Cost/Market		Cost/Market	
Owner(s)	HOME BRIDGE REAL ESTATE LLC					
Property Address	S SANFORD AVE SANFORD, FL 32773					
Mailing	115 JORNADA LOOP SANTA FE, NM 87508-8263					
Subdivision Name	PINE CREST					
Tax District	01-COUNTY-TX DIST 1					
DOR Use Code	00-VACANT RESIDENTIAL					
Exemptions	None					
AG Classification	No					
Valuation Method						
Number of Buildings			0		0	
Depreciated Bldg Value						
Depreciated EXFT Value						
Land Value (Market)			\$99,560		\$99,560	
Land Value Ag						
Just/Market Value			\$99,560		\$99,560	
Portability Adj						
Save Our Homes Adj			\$0		\$0	
Non-Hx 10% Cap (AMD 1)			\$0		\$63,118	
P&G Adj			\$0		\$0	
Assessed Value			\$99,560		\$36,442	

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap \$1,324.94 2023 Tax Savings with Non-Hx Cap \$500.52
2023 Tax Bill Amount \$824.42

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 358 360 362 364 366 368
370 372 & 374
PINE CREST
PB 5 PG 78

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$99,560	\$0	\$99,560
SJWM(Saint Johns Water Management)	\$99,560	\$0	\$99,560
FIRE	\$99,560	\$0	\$99,560
COUNTY GENERAL FUND	\$99,560	\$0	\$99,560
Schools	\$99,560	\$0	\$99,560

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	11/30/2023	10545	1706	\$84,400	Yes	Vacant
CORRECTIVE DEED	03/20/2023	10414	1562	\$100	No	Vacant
WARRANTY DEED	03/20/2023	10410	1724	\$100	No	Vacant
PROBATE RECORDS	09/01/2004	05456	1552	\$100	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			1.31	\$76,000.00	\$99,560

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Low Density Residential	LDR	Agricultural-1Ac

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
32.00	FPL	AT&T	SANFORD	CITY OF SANFORD	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	18

School Information		
Elementary School District	Middle School District	High School District
Region 3	Sanford	Seminole

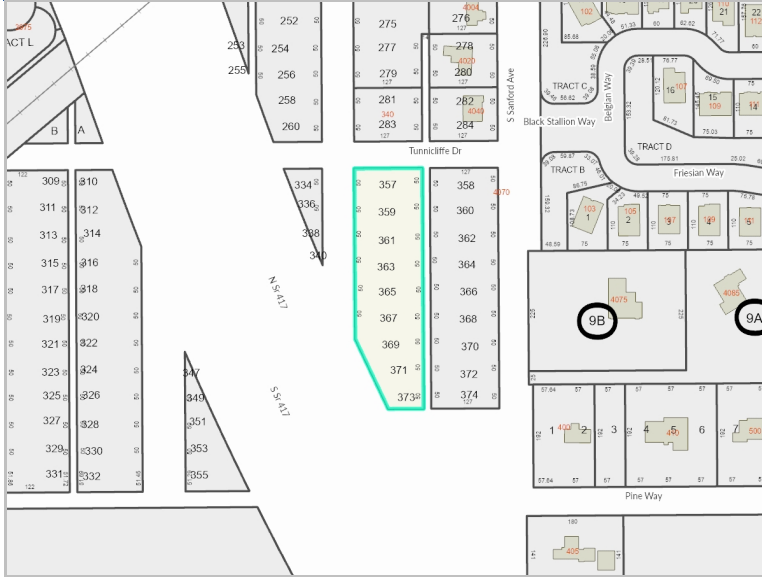
Property Record Card



Parcel 13-20-30-501-0000-3570

Property Address SANFORD, FL 32773

Parcel Location



Site View

Sorry, No Image Available at this Time

Parcel Information

Parcel	13-20-30-501-0000-3570
Owner(s)	HOME BRIDGE REAL ESTATE LLC
Property Address	SANFORD, FL 32773
Mailing	115 JORNADA LOOP SANTA FE, NM 87508-8263
Subdivision Name	PINE CREST
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$26,448	\$26,448
Land Value Ag		
Just/Market Value	\$26,448	\$26,448
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$26,448	\$26,448

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap	\$351.97
2023 Tax Bill Amount	\$351.97

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 357 359 361 363 365 367
369 371 & 373 (LESS EXPRESSWAY)
PINE CREST
PB 5 PG 78

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$26,448	\$0	\$26,448
SJWM(Saint Johns Water Management)	\$26,448	\$0	\$26,448
FIRE	\$26,448	\$0	\$26,448
COUNTY GENERAL FUND	\$26,448	\$0	\$26,448
Schools	\$26,448	\$0	\$26,448

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	11/30/2023	10545	1706	\$84,400	Yes	Vacant
CORRECTIVE DEED	03/20/2023	10414	1562	\$100	No	Vacant
WARRANTY DEED	03/20/2023	10410	1724	\$100	No	Improved
PROBATE RECORDS	09/01/2004	05456	1552	\$100	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			1.16	\$76,000.00	\$26,448

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Low Density Residential	LDR	Agricultural-1Ac

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
32.00	FPL	AT&T	SANFORD	CITY OF SANFORD	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	18

School Information		
Elementary School District	Middle School District	High School District
Region 3	Sanford	Seminole

Property Record Card

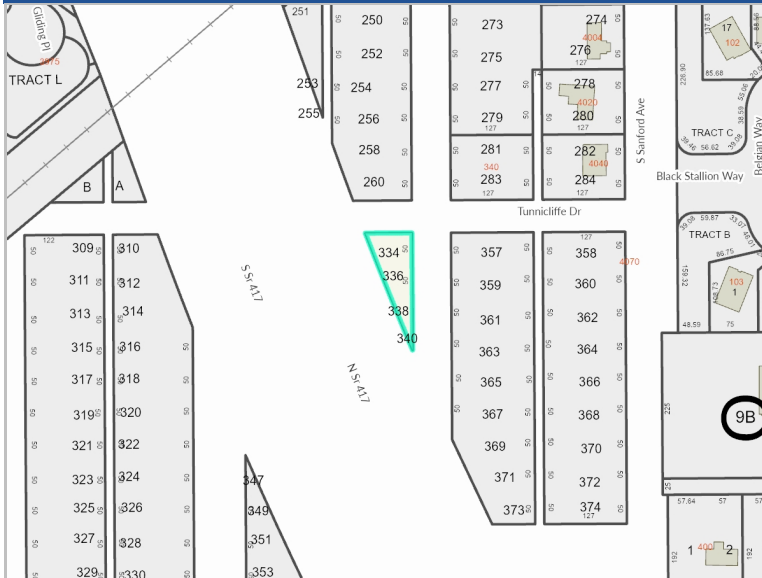


Parcel 13-20-30-501-0000-3340

Property Address SANFORD, FL 32773

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

	Parcel 13-20-30-501-0000-3340	Owner(s) HOME BRIDGE REAL ESTATE LLC	Property Address SANFORD, FL 32773	Mailing 115 JORNADA LOOP SANTA FE, NM 87508-8263	Subdivision Name PINE CREST	Tax District 01-COUNTY-TX DIST 1	DOR Use Code 00-VACANT RESIDENTIAL	Exemptions None	AG Classification No		
										2024 Working Values	2023 Certified Values
Valuation Method										Cost/Market	Cost/Market
Number of Buildings										0	0
Depreciated Bldg Value											
Depreciated EXFT Value											
Land Value (Market)										\$100	\$100
Land Value Ag											
Just/Market Value										\$100	\$100
Portability Adj											
Save Our Homes Adj										\$0	\$0
Non-Hx 10% Cap (AMD 1)										\$0	\$0
P&G Adj										\$0	\$0
Assessed Value										\$100	\$100

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$1.33
2023 Tax Bill Amount \$1.33

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 334 336 338 & 340
(LESS EXPRESSWAY)
PINE CREST
PB 5 PG 78

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$100	\$0	\$100
SJWM(Saint Johns Water Management)	\$100	\$0	\$100
FIRE	\$100	\$0	\$100
COUNTY GENERAL FUND	\$100	\$0	\$100
Schools	\$100	\$0	\$100

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	11/30/2023	10545	1706	\$84,400	Yes	Vacant
CORRECTIVE DEED	03/20/2023	10414	1562	\$100	No	Vacant
WARRANTY DEED	03/20/2023	10410	1724	\$100	No	Vacant
PROBATE RECORDS	09/01/2004	05456	1552	\$100	No	Vacant

Land						
Method	Frontage	Depth	Units	Units Price	Land Value	
LOT			1	\$100.00	\$100	

Building Information						
Permits						
Permit #	Description	Agency	Amount	CO Date	Permit Date	

Extra Features					
Description	Year Built	Units	Value	New Cost	

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Low Density Residential	LDR	Agricultural-1Ac

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
32.00	FPL	AT&T	SANFORD	CITY OF SANFORD	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	18

School Information		
Elementary School District	Middle School District	High School District
Region 3	Sanford	Seminole



**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 2/23/2024 11:31:19 AM
Project: 24-80000020
Credit Card Number: 42*****0703
Authorization Number: 03596G
Transaction Number: 230224O3B-7EA8E59B-53AC-437E-AE46-B20E04782210
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50